



SOUTHEASTERN UTAH ASSOCIATION OF LOCAL GOVERNMENTS 2005-2009 CONSOLIDATED PLAN 2005 HOUSING DEVELOPMENT

EVALUATION OF ACCOMPLISHMENTS:

The following section outlines the primary housing goals identified by the 1999-2004 Consolidated Plan, and accomplishments of the various entities throughout the district in meeting these goals

1. Increase affordable housing units

- A. When the federal subsidy expired, 25 affordable units were purchased by the Grand County Housing Authority with funding from the Olene Walker Housing Loan Fund.
- B. 70 units of LMI multi-family rental housing was developed (36 in Carbon County and 34 in Grand County).
- C. 17 CROWN homes were built within the district (9 in Emery County and 8 in Grand County).
- D. 22 Units of affordable supportive/special needs housing were developed.

2. Increase home ownership

- A. 43 Self-Help single family homes were built in Grand County.
- B. 23 Down-Payment/Closing Cost loans were made throughout the District.
- C. Three housing summits were held during the previous 5yrs where District citizens were provided information regarding home ownership, home buying, and housing market conditions.
- D. Two mobile home parks were developed with five units each. These units were sold to very low income residents

3. Discourage the formation of poor neighborhoods and encourage the development of affordable housing.

A. Of the four counties and nineteen cities within the district, only one city has not adopted an affordable housing plan.

4. Improve the housing quality of existing units.

A. 56 owner-occupied units received minor rehabilitation up to \$5,000

B. 24 owner-occupied units were substantially rehabilitated or completely replaced.

C. 42 low income rental units were substantially rehabilitated.

D. 64 units housing citizens with disabilities received substantial adaptive modifications for their home.

E. 178 units housing citizens with disabilities were retrofitted with wheelchair lifts or ramps and/or other minor adaptations.

HOUSING NEEDS ANALYSIS:

Affordability

Housing needs in this district are directly related to the overall higher unemployment rate, low wages, and lack of economic opportunities. On average, the poverty¹ rate in each county is 40% higher than the state rate:

Poverty Rates				
Carbon	Emery	Grand	San Juan	Utah
13.4%	11.5	14.8	31.4	9.4

Table HP1

And, while the percentage of homeowners throughout the southeast district is quite high:

While the ratio of homeowners to renters is fairly high;

Owned/Rental Units Percentages				
	Carbon Co	Emery Co	Grand Co	San Juan Co
Owned Units	77%	82%	71%	79%
Rental Units	22%	18%	29%	20%

Table HP2

¹ U.S. Bureau Of Census, 2000 Census Summary File 3

The generally lower wages/incomes, standard throughout the district, mean that the percentage of renters that pay more than 30% of their monthly income for housing costs is also quite high.

Renters That Pay 30% Or More of Their Income for Rent²				
	Carbon	Emery	Grand	San Juan
Total Renters	1463	499	898	634
30% or more	527	162	428	161
Percentage	36%	32%	48%	26%

Table HP3

While actual data is almost impossible to obtain, housing providers report that many of their clients live doubled up with relatives or friends at least part of each year. Doubling up is reported most often in Grand County where housing costs are close to the state average while wages are significantly lower.

Doubling up as a solution to affordable housing problems is practiced throughout the district despite the fact that in general the cost of housing is historically much lower in the southeast district than it is in the rest of the state

Average Sales Price of Homes -Annual Average³				
	2000	2001	2002	2003
Carbon/Emery	84,434	79,535	86,494	84,690
Grand/San Juan ⁴	123,751	119,732	120,156	124,063
Utah ⁵	155,824	160,426	168,729	170,159

Table HP4

It should be noted that the average sales price is just that . . . the cost of homes that were sold. This cost does not reflect the average "value" of homes within a given county. Most of the homes sold in the southeastern district in the last two years have been higher end units. Many of the older, less expensive units either do not sell or are on the market for quite a long time. For instance in Carbon/Emery counties there are approximately three hundred and eighty homes for sale with an average "asking" price of \$78,000⁶. Sales activity for the last few years were:

² U.S. Bureau of Census, 2000 Census Summary File 1

³ Utah Association of Realtors

⁴ According to the Grand/San Juan Board of Realtors, housing costs in San Juan County average about 80% of the cost for housing reported in the two county area.

⁵ Costs without Park City housing sales factored in

⁶ Source: Carbon/Emery Board of Realtors - May 2004

Numbers of Units Sold				
	2000	2001	2002	2003
Carbon/Emery	164	237	267	281
Grand/San Juan	123	143	147	164

Table HP5

Along with the sale of existing units, development of new units affects the local housing market and costs. In the last four years the following new housing units have been built⁷

Permit Authorized Dwelling Units (2000, 2001, 2002, 2003) ⁷																
	Single Family				Mobile/Mfg'd				Duplex				Multi-Family			
Carbon	19	18	27	29	73	49	54	48	0	0	0	2	0	0	0	0
Emery	16	9	11	15	34	23	25	21	0	0	0	0	0	0	0	0
Grand	38	27	17	43	35	31	17	43	2	2	0	0	34	28	36	20
San Juan	41	19	24	33	20	26	20	22	0	0	0	0	0	0	0	0
Totals	114	73	79	120	162	129	116	134	2	2	0	0	34	28	36	20
	Single Family		386		Mobile or Mfg'd		541		Duplex		4		Multi Family		116	

Table HP6

As can be seen from the table above, 89% of all new units are single family dwellings. Almost all of this construction was for owner-occupied units, including most of the multi-family units built in Grand County.⁸

The following chart details the number and type of rental vouchers available from the district's housing authorities.

Number of Vouchers Available				
	Housing Auth of Carbon County	Emery County Housing Authority	Grand County Housing Authority	Grand County Housing Authority-SJC
3BRM	47	0	16	0
2BRM	157	63	27	0
1BRM	76	5	30	0
No. on Wait List	276	83	38	N/A no wait list maintained
Time on Wait Lis	12-18 months	30 months	+12 months	N/A no wait list maintained

Table HP7

⁷ Source: Bureau of Economic Research, *Utah Construction Report*, Years 2000 through 2003

⁸ According to the Grand County Building Inspector the majority of the multi-family units built in Grand County were condominiums. Many of these units are rented to tourists.

As the Table HP7 details, the number of applicants on the various wait lists and wait list times are excessively long. According to the community center director in Green River City (Emery County) there are potentially and additional thirty five applicants for Emery County vouchers. But because of the travel distances between Green River and the housing authority office (approximately 90 miles), and the very long wait list time, low-income renters in Green River generally don't apply.

The district housing authorities also maintain project-based units:

Public Housing Units					
	Housing Auth of Carbon County	Emery County Housing Authority	Grand County Housing Authority	Grand County Housing Authority- SJC	Coal County Hsg Develp
3BRM	20				
2BRM	46	12	20	0	12
1BRM	66	12	6	0	1

Table HP8

And there are units/projects in each county owned or operated by private for profit and nonprofit housing development organizations that have at least some of their units available to low income residents.

	Senior Housing	Family/General Public
Carbon County	26	106
Emery County	12	4
Grand County	36	45
San Juan County	6	27

Table HP9

However, as can be easily seen from a simple comparison of the number of renters paying more than 30% of their income for housing costs and the number of affordable units and/or rental vouchers available, there are not nearly enough affordable units or vouchers to meet the need. This is especially true in Grand County.

The tables on the following page detail part of the gap between housing costs and the income necessary for a family to afford safe decent housing without some kind of subsidy.

Average Rent Costs ⁹				
	Carbon	Emery	Grand	San Juan
1 bedroom	395	292	525	350
2 bedrooms	575	400	625	515
3 bedrooms	825	675	985	785

Table HP10

Average Owner-Occupied Housing Costs ¹⁰				
	Carbon	Emery	Grand	San Juan
	\$100,000	95,000	140,000	105,000
Mortgage	\$632.07	\$600.41	\$884.90	\$663.67
Taxes & Ins	\$144.00	\$135.00	\$175.00	\$168.00
Utilities	\$235.00	\$180.00	\$275.00	\$265.00
Total	\$1,011.07	\$915.41	\$1,334.90	\$1,096.67

Table HP11

In order for housing costs to be at or below 30% of income, a family would need to earn:

Income Needed to Afford Average Housing Costs				
	Carbon	Emery	Grand	San Juan
3 Bedroom Rental	825	675	985	785
Annual Income	29,700	24,300	35,460	28,260
Owner Occupied	1011	915	1335	1097
Annual Income	36,396	32,940	48,060	39,492

Table HP12

The median adjusted gross income for households in 2002 was¹¹:

	Carbon	Emery	Grand	San Juan
Single	\$10,451	\$9,025	\$12,466	\$7,545
Head of Household	\$15,854	\$17,373	\$15,750	\$15,173
Married-Joint	\$47,836	\$45,604	\$40,176	\$39,032
Married-Separate	\$16,889	\$12,023	\$19,297	\$14,293
All	\$25,534	\$27,320	\$19,949	\$20,702

Table HP13

⁹ Average rent for each county (apartment, homes and mobile homes) plus the cost of utilities (heat, electric, and water, but not telephone). Source: Realtor and rental agency surveys. Surveys of average HEAT and emergency assistance payments

¹⁰ Based on average price of a 3 bedroom home, 30 year fixed mortgage at 6.50APR

¹¹ Source: Utah State Tax Commission, Federal Data; 2002 Median Values By County And By Filing Status

While these statistics can't be directly related to the actual number of households at or below median income, they do indicate that senior citizen (the population group that files most of the single returns) and single parent households probably have a more difficult time obtaining affordable housing than do two-parent households.

A comparison of the number of returns filed in 2002 showing adjusted gross income at or below the average adjusted gross income in each county in 2002 gives a better idea of the number of families that might experience affordable housing problems.

Percentage of Households Over/Under Average AGI				
	Carbon	Emery	Grand	San Juan
Average AGI	\$34,769	\$40,581	\$33,073	\$338,401
Total Returns Filed	8013	3238	3186	2483 ¹²
% With AGI Below	60.4%	56.4	65.5	59.5%
% With AGI Above	39.5%	43.6	34.4	40.4%

Table HP 14

Obviously, households with incomes at or below 50% of median will have the most difficulty finding housing that is affordable, safe and decent.

2002 AGI Compared to HUD 50% of Median Income By County				
	Carbon	Emery	Grand	San Juan
	\$22,150	\$23,400	\$19,950	\$20,304 ¹³
Total Returns	8013	3238	1367	2483
Returns with AGI 50% or below \$20,000	3495	1153	1367	973

Table HP15

Although, it can be argued that many of these low-income returns were filed by senior citizens who own their homes outright, a significant number of returns were filed by single head of household families.

Single Head of Household Returns for 2002				
	Carbon	Emery	Grand	San Juan
No of Returns	847	291	425	460
Average AGI	\$21,004	\$22,012	\$19,325	\$19,422

Table HP16

¹² Does not include the Navajo Reservation population

¹³ Does not include the Navajo Reservation population

Along with affordable, “safe and decent” is the biggest issue facing the district's low-income households. The recent housing quality windshield survey indicates that a large percentage of the housing units in the four counties are more than fifty years old, are older mobile homes, and/or are in less than acceptable condition.

Housing Units That Need Repair				
	Carbon County	Emery County	Grand County	San Juan County¹⁴
Total Units	8578	4138	4187	3055
Deficient Units	3134	1736	1131	914
Percentage	37%	41%	27%	30%
Dilapidated or Worse	1015	352	282	221

Table HP17

Most of the housing units in the worst condition are mobile homes. Unfortunately, for those with incomes at or below 40% of median, housing that is deficient or dilapidated is often the only housing that can be afforded. If just the 1,860 units estimated to be in dilapidated or worse condition were rehabilitated or replaced at an average cost of \$50,000 per unit, the minimum estimated cost would be more than \$93 million.

While the windshield survey did identify a tremendous general need for rehabilitation resources, the survey was not designed or able to identify specific items in each housing unit that might need repair/rehabilitation. A review of past applications for housing rehabilitation assistance indicates that roofing repair/replacement, furnace replacement, electrical service upgrades, plumbing/sewer/water upgrades, and accessibility items are the most requested rehabilitation services, in that order.

Much of the district's housing (approximately 56%) is more than thirty years old. In some communities as much as 65% of the housing is over fifty years old. Many of the district's smaller communities have a high percentage of senior citizen and low-income homeowners. While the many senior citizens' households may no longer bear the burden of mortgage payments, ongoing repairs and major rehabilitations and upgrades necessary to keep the housing in acceptable condition are beyond the financial means of the owners.

Many of these older homes are not energy efficient causing a further housing burden to low-income residents, especially those at or below 40% of median income.

¹⁴ Does not include housing units on Navajo Reservation areas

While only one county has complete data on the year all their housing units were built, a review of the 2000 Census data shows that on average 50% or more of the housing units in the district are at least 30 years old.

Year Housing Units Were Built ¹⁵				
	Carbon	Emery	Grand	San Juan
Total Units	8741	4093	4062	5449
1970-1979	1974	1389	1141	1443
1960-1969	730	330	711	587
1950-1959	940	293	509	509
1940-1949	1460	199	107	229
1939-Earlier	165	736	156	293
% 30yrs or Older	60.3%	72.0%	62.1%	56.2%
% 50yrs or Older	29.3%	30.0%	19.0%	18.9%

Table HP18

After single family dwellings, mobile homes comprise the largest percentage of housing units in the district. These units provide a significant percentage of affordable housing for low-income households. A high percentage of these mobile homes are in dilapidated or worse condition, or were built prior to 1976.

While deficient stick-built housing can and probably should be rehabilitated, the deficient/dilapidated and pre-1976 mobile home units would need to be replaced.

Comparison of Mobile and Other Housing Units ¹⁵				
	Carbon	Emery	Grand	San Juan
Total Units	8578	2638	4187	3055
Mobile Homes	922	1123	1246	701
Percentage	11%	43%	30%	23%
Mobile Homes less than acceptable	539	831	894	390

Table HP19

As can be seen from the table above, the majority of the mobile home units found in the southeast district are in less than acceptable condition. However, most of these units are owner-occupied and can really only be replaced with similar owner occupied housing.

¹⁵ Source: U.S. Bureau of Census, 2000 Census Summary File 3

Special Needs Housing

Housing For People With Disabilities And Senior Citizens:

District communities are home to a significant senior population. While seniors are more likely to own their homes outright, they are also more likely to need assistance with major home repair/rehabilitation and/or accessibility adaptations.

Persons 50 Years And Older by County¹⁶				
	Carbon	Emery	Grand	San Juan
Total Population	20422	10860	8485	14413
50 yrs and over	5513	2618	2423	2896
Percentage	26.9%	24.1%	28.5%	20.1%
70yrs and over	2007	794	728	842
Percentage	9.8%	7.3%	8.5%	5.8%

Table HP20

While senior citizens are most likely to not have the burden of a mortgage payment, they are also more likely to live in an older housing unit (built prior to 1970). Most of the older home were built on above-grade foundations with stairs leading to the entry door step.

These homes often present an accessibility problem for their elderly residents. Even senior citizens that don't claim a specific disability may eventually find without adaptations to their homes, they become homebound.

A significant number of seniors citizens live in homes they own.

Owner Occupied/Renter Occupied - Over 65yrs Of Age¹⁷				
	Carbon	Emery	Grand	San Juan
Owner Occupied	1637	635	887	701
Renter Occupied	175	63	108	141

Table HP21

¹⁶ Source: U.S. Bureau of Census, 2000 Census Summary File 1

¹⁷ Source: U.S. Bureau of Census, 2000 Census Summary File 1

However, even though most senior citizens in the southeast district own their homes, providers of senior rental housing report very long waiting lists for these units.

While all of the district's housing authorities include increasing the number of units adapted for people with disabilities in their capital improvement plans, there are very few such units available in the general housing market. Given the high average age of the district's population, however, there is a need for such units and that need appears to be increasing. However, the table below indicates that non-senior disabled persons in the southeast district are close to 50% of the total disabled population.

Non-Mental Disability By Age - 5 Years and Older¹⁸				
	Carbon	Emery	Grand	San Juan
5 - 64 Years	2005	809	631	1256
65 Years & Over	1462	496	464	815

Table HP22

Additionally, the 2000 Census data indicates that approximately 33% of all persons between the ages of 16 and 64 years report that their disability interferes with their ability to provide for their own care, leave their home, or work.

Disability Status - Persons 16 to 64 Years of Age				
	Carbon	Emery	Grand	San Juan
Total	4717	2011	1809	322
Self Care	212	92	102	105
Leave the Home	469	302	218	715
Employment Limitation	1439	604	665	1009

Table HP23

People with disabilities that limit their ability to be fully employed undoubtedly have income well below median income.

The 2000 Census Disability Status data further indicates that a significant percentage of senior citizens have disabilities that interfere with their ability to live completely independently.

Disability Status - Persons 64 Years of Age and Older				
	Carbon	Emery	Grand	San Juan
Total	2451	928	852	1509
Self Care	233	104	84	178
Leave the Home	440	213	212	268

Table HP24

¹⁸ Source: U.S. Bureau of Census, 2000 Census Summary File 3

Supportive services and suitably adapted housing are obvious needs of the district's disabled and senior citizen populations. A review of the rehabilitation activities of the district's Independent Living Center¹⁹ shows that most of the needed modifications are for mobility disabilities and include items such as lifts, ramps and roll-in showers and other bathroom modifications.

Another significant area of rehabilitation that has been identified is for people with sensory disabilities such as hearing and vision loss. These modifications include such items as voice activated, environmental controls, security systems, and appliances; motion sensors for lighting, and automatic door openers and bathroom fixtures, etc.

Minor Disability Projects				
	Carbon	Emery	Grand	San Juan
2001-2002	9	0	0	0
2002-2003	3	1	2	0
2003-2004	5	2	0	0
Avg Cost	\$1750	\$2700	\$3000	\$0
Lifts/Ramps	60	16	11	6

Table HP23

For a one year period Active Re-Entry also had limited funding to do major rehabilitation work to nine homes at an average cost of \$12,000 per unit. This agency reports that their average waiting list is approximately thirty rehabilitation projects per year.

Housing Needs for People With Mental Disabilities:

The number of persons in the district who report having mental disabilities is not nearly as high as those reporting physical disabilities.

While many people with mental disabilities are able to live independently, especially if they can obtain a rent voucher, people with severe and/or chronic mental disabilities often need supportive subsidized housing. Mental health and housing agencies have identified a need for such housing though out the district. There are currently a few units of supportive housing available in each county.

¹⁹ Active Re-Entry Independent Living Center Critical Needs Projects July 2001 through June 2004

Need For Supportive Housing for Persons With Mental Disabilities				
	Carbon	Emery	Grand	San Juan
Current Units	15	8	12	0
Additional Need ²⁰	85	20	35	15
Residential Substance Abuse Treatment Units	50	12	45	25

Table HP24

The southeast district also has a very high rate of substance use/abuse by district residents. While some of the people who reported a mental disability also have a substance abuse problems, often substance abusers do not consider themselves mentally disabled. Data collected by the state's mental health districts and released by the Utah Division of Substance Abuse and Mental Health-2003 Annual Report (Public Substance Abuse Services in Utah) shows that one in eighty persons (1/80) in this district has a substance abuse problems. This compares to a state average of one in every one hundred and twenty-two (1/122) people. People who have federal convictions for drug offenses are barred from living in public housing or participating in the Section 8 program, and in small communities, people with severe behavioral issues and drug problems are unable to get past landlords' "previous history" requirements.

If even 15% of the people who report mental disabilities fall into the hard-to-house category, the estimates for additional permanent supportive housing units may be too low.

People with Mental Disabilities ²¹				
	Carbon	Emery	Grand	San Juan
16 to 64 Yrs	709	322	271	444
More than 64 Yrs	316	115	92	248
15%	154	66	114	104

Table HP25

Even though both housing and mental health agencies report a need for additional permanent supportive housing for this population group. The real issue is funding for comprehensive support

²⁰ The number of additional needed supportive housing and substance abuse units was determined from information provided by housing authorities and mental health agencies

²¹ Source: U.S. Bureau of Census, 2000 Census Summary File 3

services and intensive case management. Funding formulas for mental health services have recently been severely curtailed and that limits the ability of these organizations to provide the services needed to make these housing projects and their residents successful.

Homeless Needs:

In the southeast district, like other areas, homelessness is the result of very low income and social needs not being met. While the number of people in this district who are homeless as defined by HUD is very low, many low-income people in the district are at risk of becoming homeless. As stated above, although the actual numbers are impossible to get, it is estimated that approximately 8%²² of families at or below 50% of median income must live part of each year doubled-up with family or friends.

A review of the 2000 Census data of the number of households that are below median income and that pay more than 30% of the income for rent gives a better idea of how many households that may have to double up during any given year in the southeast district

Estimated Doubled-Up Persons - Per Year, By County								
	Carbon		Emery		Grand		San Juan	
Median Income	34036		39850		32387		32697 ²³	
Households that pay 30% or more of the income for rent Less Than \$10,000	286		78		150		68	
\$10,000 - 19,000	202		73		204		79	
\$20,000 - \$34,999	32		11		68		11	
Total Households	520		162		422		158	
Total Households @ 8% estimate	42		13		34		13	
Estimated Individuals (X's Avg Household size)	2.68	113	3.10	40	3.24	83	3.08	40

Table HP26

As can be seen from Table HP3 a significant percentage of renters pay more than 30% of their income for housing. Not only is this population group at the bottom of the income ladder, often their jobs are temporary or seasonal, and do not offer benefits such as health

²² Interviews with various service agencies from information volunteered by their clients

²³ Does not include the Navajo Reservation population

insurance. These people do not have the resources to sustain them through an inevitable emergency. An illness, car breakdown, or temporary lay off can, and often does, cause homelessness. The majority of homeless, by any definition, in this district is directly related to economics; low incomes along with chronic un or under employment coupled with the unavailability of affordable housing, and especially Section 8 rental subsidies. Secondary issues such as the lack of affordable health insurance and reliable transportation also contribute to the risk of a very low-income person or household becoming homeless.

Another major cause of homelessness in this district is mental illness and/or substance abuse. As mentioned in the Mental Illness section above, one out of every eighty district residents is reported to be a substance abuser. The point in time count conducted in 2004 by Utah Issues shows that of the 37 sheltered homeless persons in the district that day, 26 persons (70%) considered themselves chronically homeless because of mental illness and/or substance abuse. 15 of these persons reported themselves to be veterans.

Domestic violence is the next major reason for homelessness in this district. The lack of transitional housing programs contributes to this problem. Combined with the generally poor economies, insufficient affordable rental housing, and inadequate supportive programs, victims of domestic violence, especially women who lack job skills and have young children often find they must choose between homelessness and staying with their abuser.

The table below lists the facilities and services available for the homeless in the southeast district

SOUTHEAST DISTRICT HOMELESS FACILITIES AND SERVICES				
	Carbon	Emery	Grand	San Juan
Emergency Shelter	Yes	No	No	No
Domestic Violence Shelter	Yes	No	Yes	Yes
Private SRO	Yes	No	No	No
Emergency Services Fund	Yes	Yes	Yes	No

Table HP27

There is no transitional housing or programs within the southeast district for either the general homeless population or victims of domestic violence. This has been identified as a medium priority need

in Carbon and Grand Counties. As mentioned in the Mental Health Needs section, permanent supportive housing for the chronic mentally ill population is also a medium priority need.

Because of the size of the southeast district and its diverse needs, there are two Continuum of Care (CoC) committees that operate within the district. One is based in Carbon County and is spearheaded by the Golden Rule Mission (emergency homeless shelter). It primarily serves Carbon and Emery Counties. The other CoC committee is based in Grand County and is headed by the local office of the Four Corners Behavioral Health Agency. The Grand County CoC also works with agencies in San Juan County and Green River. Both committees have members from local social services organizations, housing authorities, and state agencies such as the Department of Workforce Services. The Southeastern Utah Association of Local Governments provides technical assistance to both committees. Between the two committees, in the last three years, more than \$300,000 in both one-time and ongoing HUD funding has been obtained to provide case management and counseling services for clients at the emergency shelter, and permanent supportive housing along with case management for up to eight mentally ill clients in Grand County.

Sheltered Homeless Point in Time Count²⁴				
	Carbon	Grand	Emery	San Juan
Total Homeless	37	0	0	0
Domestic Violence	2	0	0	0
Chronic Homeless	26	0	0	0
Mentally Ill/Substance Abuse	13	0	0	0
Veteran ²⁵	15	0	0	0
Individual Adults	37	0	0	0
Families	1	0	0	0
Children	1	0	0	0
Unaccompanied Youth	0	0	0	0

Table HP28

²⁴ Conducted by Utah Issues on October 17, 2004

²⁵ This survey gave only the option of ONE choice for mentally ill, substance abuser, or veteran, not a combination of any or all three. Previous studies show that almost all homeless veterans are also substance abuser and/or mentally ill

Lead-based Paint:

In late 2003 The Southeastern Utah Association of Local Governments began a program of surveying low-income housing units for the presence of lead-based paint. An XRF machine was purchased for this purpose. So far, 57 units have been surveyed for both the district's Weatherization and Housing Rehabilitation programs. A very high percentage of the single family units (non-mobile home) have been found to contain some lead-based paint. Very few of the units have lead-based paint throughout the home, however. Most of these units test positive for lead-based paint on only one or two walls or just around the windows. This indicates that many of these homes could be rehabilitated at a reasonable cost if there were any contractors in the district certified in lead-based paint abatement.

RESULTS OF LEAD BASED PAINT TESTING AS OF 9//30/04								
	Carbon		Emery		Grand		San Juan	
	Total	Positive	Total	Positive	Total	Positive	Total	Positive
Single Family	23	16	8	6	6	1	3	1
Multi Family							17	
Other than Paint ²⁶		1				1		1

Table HP29

Other Special Needs:

The need for special housing or programs for persons with AIDS/HIV or tuberculosis is practically nonexistent. The number of reported cases of either condition is less than one person per county. Programs that serve the general low-income population will also cover this special needs population.

Housing Needs Priorities

1. Maintain and Increase Section 8 Rental Subsidies:

While outside the scope and authority of the Consolidated Plan, increasing the number and value of the district's housing authority's rental vouchers is the single most important thing that can be done to help very low income people (50% or less of median income) obtain safe, decent, and affordable housing. District housing providers and affordable housing advocates will continue to educate officials at the state and federal level about this critical issue.

²⁶ Lead has been found in a few home in surfaces and materials other than paint, such as ceramic tiles, vinyl windowsills, and mini-blinds.

2. Increase the Number of Units Available For Extremely Low To Low Income Populations:

New Units Needed for Very Low Income Households				
	Carbon	Emery	Grand	San Juan
Single Family	20	9	15	15
Multi Family ²⁷	35	10	40	40

Table HP30

To serve the population with the greatest need, these units would need heavy rent or mortgage subsidies so that, for instance, a family of three earning \$16,043 per year (typical single female head of household with two children) would not have to pay more than \$445 per month for housing costs, including utilities, taxes and insurance. Most of the owner-occupied units would be developed from the Rural Development Self Help Program.

3. New Housing Units For Persons With Physical Disabilities And Senior Citizens:

Units Needed for Senior Citizen and/or Physically Disabled ²⁸				
	Carbon	Emery	Grand	San Juan
Single Family	5	2	3	3
Multi Family	25	15	30	15

Table HP31

4. Housing Rehabilitation:

As shown earlier, a very high percentage of the district housing is considered less than acceptable. Much of this housing are fairly old single family units or pre-1976 mobile homes. Many of these units are owner-occupied by either low-income households and/or senior citizens. Rehabilitation of these units by concentrating on basic standards deficiencies and energy conservation would provide outstanding increases in the number of safe, decent and affordable units available to low-income citizens. Improving the condition of existing housing stock, rather than letting it continue to deteriorate, would also help improve the overall condition of district communities. Also, since many of the older homes are owner/occupied by senior citizens and other people with disabilities, the need for adaptive amenities is great.

²⁶ Duplex, Four-Plex, and projects with 5 to 8 units each

²⁷ Major adaptations for those with mobility and sensory disabilities, including "Smart Housing"

Rehabilitation Projects Needed Per Year ²⁹				
	Carbon	Emery	Grand	San Juan
Major Rehab or Replacement	50+	30+	20+	18+
Minor Rehab	100	40	25	25+
Disability Adoptions	35	25	20	20

Table HP32

5. Down payment-Closing Cost Assistance:

Home ownership is the best and primary way Americans build wealth and adequate net worth. Because of local taxing practices, home owners fund local government and schools. Because the average cost of an existing home in this district is comparatively low, many families between 60% and 80% of median income could become homeowners if they can get help with the up-front cash requirements of a down payment and closing costs. Home buyer assistance coupled with rehabilitation funds would make owning one of the districts older, affordable homes ideal, especially for smaller families with one or two children.

6. Permanent Supportive Housing for People With Chronic Mental Illness:

Addressing the need for additional affordable housing coupled with adequate community based mental health care would go a long way toward providing for the needs of people with mental illnesses. However, a need for an additional 15 to 20 units of permanent supportive (intensive case and life management services) housing in each county has been identified by both housing and mental health providers.

7. Transitional housing:

A need for a few units of transitional housing, along with supportive services, for both victims of domestic violence and people with chronic mental illness has been identified by housing agencies and advocates, especially in Carbon and Grand Counties.

²⁸ This is an estimate of "need" based on the number of units identified as being in less than acceptable condition combined with the number of clients now making inquiries about current rehab programs. The actual number of units that would actually be completed will be far lower because of cost and the unwillingness of owners to participate in programs that require a lien and/or mortgage payments.

8. Emergency Homeless and Domestic Shelters:

The need for an emergency shelter in Grand County is currently being researched by the Grand County Continuum of Care committee. The Green River (Emery County) Projects committee is also considering including a small facility in their community center design. In general addressing the overall affordable housing need AND having adequate Section 8 rental subsidies will solve the majority of the homeless problems within the district.

However, because it is housed in an almost 100 year old building, there is an ongoing need for rehabilitation work at the homeless shelter in Carbon County. Currently, there is sufficient bed capacity for victims of domestic violence. However, funding for program services in Grand and San Juan counties is always a need.

CARBON COUNTY HOUSING QUALITY AND TYPE SURVEY RESULTS

Unincorporated Carbon County					
	Total Units	Acceptable	Deteriorated	Dilapidated	Unacceptable
Single Family	2369	1737	408	131	93
Duplex	0				
FourPlex	1	1			
Multi-Family	2	2			
Mobile Home	506	194	127	92	93
SRO	0				
Special Needs	0				
Other	97	44	15	9	29
Total Units	2975	1978	550	232	215

East Carbon					
	Total Units	Acceptable	Deteriorated	Dilapidated	Unacceptable
Single Family	681	368	226	63	24
Duplex	0				
FourPlex	0				
Multi-Family	2	2			
Mobile Home	22	8	8	5	1
SRO	0				
Special Needs	0				
Other	11	3	4	1	3
Total Units	716	381	238	69	28

Helper City					
	Total Units	Acceptabl e	Deteriorated	Dilapidated	Unacceptable
Single Family	965	530	353	49	33
Duplex	23	14	2	5	2
FourPlex	5	1		4	
Multi-Family	5	2	2	1	
Mobile Home	15	8	4	3	
SRO	1	1			
Special Needs	1	1			
Other	4	1			3
Total Units	1019	558	361	62	38

Price City					
	Total Units	Acceptabl e	Deteriorated	Dilapidated	Unacceptable
Single Family	2551	1714	643	177	17
Duplex	38	33	2	3	
FourPlex	38	17	16	5	
Multi-Family	20	15	2	1	
Mobile Home	270	117	51	90	12
SRO	1	1			
Special Needs	15	15			
Other	62	54	1	2	5
Total Units	2995	1968	715	278	34

Scofield Town					
	Total Units	Acceptable	Deteriorated	Dilapidated	Unacceptable
Single Family	82	52	6	12	12
Duplex	0				
FourPlex	0				
Multi-Family	0				
Mobile Home	9	6	1		2
SRO	0				
Special Needs	0				
Other	0				
Total Units	91	58	7	12	14

Sunnyside Town					
	Total Units	Acceptable	Deteriorated	Dilapidated	Unacceptable
Single Family	152	109	38	4	1
Duplex	0				
FourPlex	0				
Multi-Family	0				
Mobile Home	22	15	6		1
SRO	0				
Special Needs	0				
Other	2	1			1
Total Units	176	125	44	4	3

Wellington City					
	Total Units	Acceptable	Deteriorated	Dilapidated	Unacceptable
Single Family	457	280	138	21	18
Duplex	1			1	
FourPlex	0				
Multi-Family	7	4	2	1	
Mobile Home	78	50	14	8	6
SRO	0				
Special Needs	1	1			
Other	62	41	10		11
Total Units	606	376	164	31	35

EMERY COUNTY HOUSING QUALITY AND TYPE SURVEY RESULTS

Unincorporated Emery County					
	Total Units	Acceptable	Deteriorated	Dilapidated	Unacceptable
Single Family	463	207	162	85	9
Duplex	0				
FourPlex	0				
Multi-Family	0				
Mobile Home	51	3	7	39	2
SRO	0				
Special Needs	0				
Other	4		1	1	2
Total Units	518	210	170	125	13

Castle Dale					
	Total Units	Acceptable	Deteriorated	Dilapidated	Unacceptable
Single Family	421	218	132	69	2
Duplex	2	2			
FourPlex	6	2	2	2	
Multi-Family	0				
Mobile Home	174	37	84	51	2
SRO	0				
Special Needs	0				
Other	1		1		
Total Units	604	259	219	122	4

Clawson Town					
	Total Units	Acceptable	Deteriorated	Dilapidated	Unacceptable
Single Family	61	24	32	2	3
Duplex	0				
FourPlex	0				
Multi-Family	0				
Mobile Home	38	3	33	2	
SRO	0				
Special Needs	0				
Other	1		1		
Total Units	100	27	66	4	3

Cleveland Town					
	Total Units	Acceptable	Deteriorated	Dilapidated	Unacceptable
Single Family	135	88	32	15	
Duplex	0				
FourPlex	0				
Multi-Family	0				
Mobile Home	48	31	11	5	1
SRO	0				
Special Needs	0				
Other	0				
Total Units	183	119	43	20	1

Elmo Town					
	Total Units	Acceptable	Deteriorated	Dilapidated	Unacceptable
Single Family	72	31	23	16	2
Duplex	0				
FourPlex	0				
Multi-Family	0				
Mobile Home	58	37	11	6	4
SRO	0				
Special Needs	1	1			
Other	0				
Total Units	131	69	34	22	6

Emery Town					
	Total Units	Acceptable	Deteriorated	Dilapidated	Unacceptable
Single Family	108	52	43	2	11
Duplex	0				
FourPlex	1	1			
Multi-Family	0				
Mobile Home	40	19	15	1	5
SRO	0				
Special Needs	0				
Other	0				
Total Units	149	72	58	3	16

Ferron City					
	Total Units	Acceptable	Deteriorated	Dilapidated	Unacceptable
Single Family	425	12	403	3	7
Duplex	0				
FourPlex	12	8	3	1	
Multi-Family	8	2	2	4	
Mobile Home	145	16	117	12	
SRO	0				
Special Needs	1	1			
Other	0				
Total Units	591	39	525	20	7

Green River City					
	Total Units	Acceptable	Deteriorated	Dilapidated	Unacceptable
Single Family	203	116	73	5	9
Duplex	0				
FourPlex	6	3	3		
Multi-Family	0				
Mobile Home	131	39	41	47	4
SRO	0				
Special Needs	0				
Other	0				
Total Units	340	158	117	52	13

Huntington City					
	Total Units	Acceptable	Deteriorated	Dilapidated	Unacceptable
Single Family	399	217	143	28	11
Duplex	0				
FourPlex	17	6	11		
Multi-Family	17		17		
Mobile Home	348	99	115	129	5
SRO	0				
Special Needs	0				
Other	0				
Total Units	781	322	286	157	16

Orangeville City					
	Total Units	Acceptable	Deteriorated	Dilapidated	Unacceptable
Single Family	367	115	244	1	7
Duplex	0				
FourPlex	6		5	1	
Multi-Family	0				
Mobile Home	90	8	72	8	2
SRO	0				
Special Needs	0				
Other	0				
Total Units	463	123	321	10	9

GRAND COUNTY HOUSING QUALITY AND TYPE SURVEY RESULTS

Unincorporated Grand County					
	Total Units	Acceptable	Deteriorated	Dilapidated	Unacceptable
Single Family	1137	733	163	146	95
Duplex	5	3	1	1	
FourPlex	15	11	3	1	
Multi-Family	154	123	24	7	
Mobile Home	427	108	94	161	64
SRO	0				
Special Needs	0				
Other	16			12	4
Total Units	1754	978	285	328	163

Castle Valley Town & Surrounding Area					
	Total Units	Acceptable	Deteriorated	Dilapidated	Unacceptable
Single Family	171	122	27	18	4
Duplex	0				
FourPlex	0				
Multi-Family	0				
Mobile Home	35	5	18	9	3
SRO	0				
Special Needs	0				
Other	23			11	12
Total Units	229	127	45	38	19

Moab City					
	Total Units	Acceptable	Deteriorated	Dilapidated	Unacceptable
Single Family	1143	289	314	487	53
Duplex	81	33	30	18	
FourPlex	92	49	34	9	
Multi-Family	125	63	47	15	
Mobile Home	486	107	126	52	201
SRO	0				
Special Needs	12	12			
Other	21				21
Total Units	1960	553	551	581	275

Spanish Valley Area					
	Total Units	Acceptable	Deteriorated	Dilapidated	Unacceptable
Single Family	79	41	32	4	2
Duplex	10	6	3	1	
FourPlex	2		2		
Multi-Family	0				
Mobile Home	89	34	43	10	2
SRO	0				
Special Needs	0				
Other	8		5	3	
Total Units	188	81	85	18	4

Thompson Area					
	Total Units	Acceptabl e	Deteriorated	Dilapidated	Unacceptable
Single Family	70	0	36	25	9
Duplex	0				
FourPlex	1			1	
Multi-Family	0				
Mobile Home	98		67	20	11
SRO	0				
Special Needs	0				
Other	15			8	7
Total Units	184	0	103	54	27

SAN JUAN COUNTY HOUSING QUALITY AND TYPE SURVEY RESULTS

Unincorporated San Juan County ⁽¹⁾					
	Total Units	Acceptable	Deteriorated	Dilapidated	Unacceptable
Single Family	614	536	63	12	3
Duplex	8	7	1		
FourPlex	0				
Multi-Family	0				
Mobile Home	224	127	67	22	8
SRO	0				
Special Needs	0				
Other	10	10			
Total Units	856	680	131	34	11

(1) Does not include housing units on reservation or chapter lands. Unincorporated communities of Bluff and Las Sal are also tabled separately. Units on land contiguous to but not actually within the city limits of Monticello and Blanding are included in the tables for those cities

Blanding City and Surrounding Area (including West Water)					
	Total Units	Acceptable	Deteriorated	Dilapidated	Unacceptable
Single Family	795	611	138	33	13
Duplex	3	1	2		
FourPlex	3	2		1	
Multi-Family	9	7	1	1	
Mobile Home	211	101	62	20	28
SRO	0				
Special Needs	5	5			
Other	0				
Total Units	1026	727	203	55	41

Bluff & Surrounding Area					
	Total Units	Acceptable	Deteriorated	Dilapidated	Unacceptable
Single Family	79	41	32	4	2
Duplex	10	6	3	1	
FourPlex	2		2		
Multi-Family	0				
Mobile Home	89	34	43	10	2
SRO	0				
Special Needs	0				
Other	8		5	3	
Total Units	188	81	85	18	4

La Sal and Surrounding Area					
	Total Units	Acceptable	Deteriorated	Dilapidated	Unacceptable
Single Family	70	41	20	7	2
Duplex	0				
FourPlex	0				
Multi-Family	0				
Mobile Home	50	7	35	6	2
SRO	0				
Special Needs	0				
Other	6		1	4	1
Total Units	126	48	40	17	5

Mexican Hat and Surrounding Area					
	Total Units	Acceptable	Deteriorated	Dilapidated	Unacceptable
Single Family	63	26	37		
Duplex	0				
FourPlex	0				
Multi-Family	0				
Mobile Home	27	7	19	1	
SRO	0				
Special Needs	0				
Other	0				
Total Units	90	33	56	1	0

Montezuma Creek and Surrounding Area					
	Total Units	Acceptable	Deteriorated	Dilapidated	Unacceptable
Single Family	0				
Duplex	133	18	86	17	12
FourPlex	0				
Multi-Family	0				
Mobile Home	41	3	20	11	7
SRO	0				
Special Needs	0				
Other	0				
Total Units	174	21	106	28	19

Monticello City					
	Total Units	Acceptable	Deteriorated	Dilapidated	Unacceptable
Single Family	660	517	132	8	3
Duplex	6	5	1		
FourPlex	12	10	2		
Multi-Family	5	4	1		
Mobile Home	100	35	41	20	4
SRO	0				
Special Needs	1	1			
Other	1		1		
Total Units	785	572	178	28	7